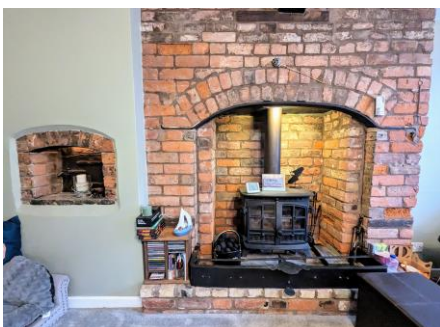




8 Montford Bridge, Shrewsbury, Shropshire, SY4 1EB

Offers in the Region Of £235,000

Originally built in the 1850's, this cosy, extended 2 bedroom semi detached cottage located in the popular village of Montford Bridge is within easy access of Shrewsbury and Oswestry. The property boasts a beautiful, modern extension providing comfortable living space and benefits from many original features. Accommodation includes Large Living Room, Modern Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Private Rear Garden, Large Shed, Ample Parking. Viewing Highly Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Living Room 14' 4" x 19' 5" (4.37m x 5.91m)

A lovely room with double radiator, 2 double glazed windows to the front, carpet, attractive exposed brick chimney breast with cast iron glass fronted multi-fuel stove inset, a lovely ornamental feature is the original bread oven set to the side of the fireplace. Solid oak door provides access to Inner Hallway.

Kitchen/Dining Room 10' 7" x 13' 2" (3.22m x 4.01m)

Fitted with an excellent range grey gloss fronted units, wood effect laminate work top, stainless steel sink unit, electric oven with 4 ring gas hob above and extractor hood over, tiled flooring, uPVC double glazed window overlooking rear garden, double glazed French doors open onto garden, double radiator, uPVC double glazed door to the side, solid oak door to Cloakroom/WC.

WC 10' 7" x 2' 10" (3.22m x 0.86m)

Part tiled walls, tiled flooring, double radiator, double glazed side window. Fitted with wash basin and WC, extractor fan, plumbing for washing machine, 2 built in grey gloss fronted storage cupboard with tile effect laminate work top.

Inner Hall 4' 7" x 6' 2" (1.40m x 1.88m)

Staircase to First Floor Landing, built in under stairs storage cupboard with a floor based safe which was originally used as part of the pub, frosted double glazed window, overhead storage cupboard housing gas fired combination boiler, carpeted stairs.

First Floor Landing

Carpet, access to loft space.

Bedroom 1 10' 3" x 8' 10" (3.12m x 2.69m)

Carpet, double radiator, double glazed window to the front, built in wardrobe.

Bedroom 2 8' 9" x 10' 10" (2.66m x 3.30m)

Carpet, double radiator, double glazed window to the front.

Bathroom 4' 6" x 12' 7" (1.37m x 3.83m)

Fitted with 3 piece suite including bath fully tiled around with mixer shower over, wash basin, WC, double radiator, frosted double glazed window to the rear.

External - Front

Approached from the main road with parking to the side and further space to the rear.

Rear Garden

The rear garden is approached via double French doors from the Kitchen onto a lawn with raised decking area beyond, ideal for outside entertaining. Small gravel pathway leads to gated access to the rear and further parking spaces.

Council Tax Band B

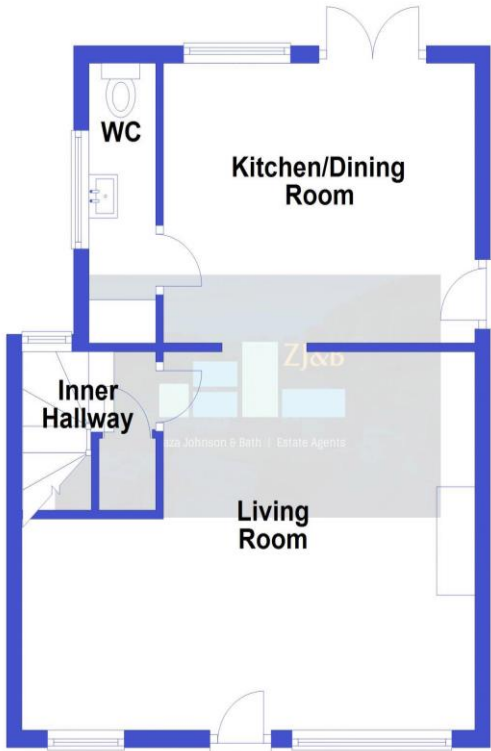
Tenure: Our client advises us that the property is a Flying Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Mains Drainage

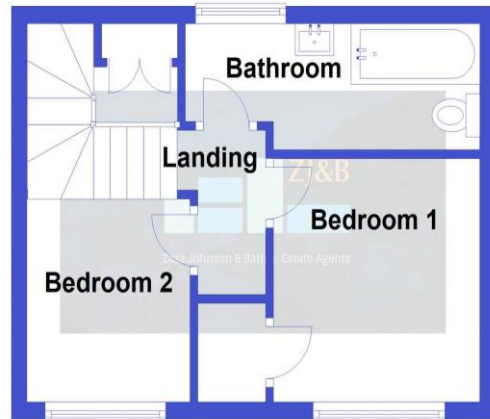
Connected to the Pub drainage system.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

9 Moorfoot Bridge SHERWOOD S14 1EB	Energy rating C	Valid until 5 February 2034
		Certificate number 3400-1551-0522-1307-3243

Property type	Semi-detached house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-articles-articles) (<https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-articles-articles>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/3400-1551-0522-1307-3243>



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage